



Hamilton Road, TW8
£225,000

DAVID GREENSLADE
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Bathrooms: 1 | Receptions: 1

CHAIN FREE. A cleverly designed and well presented ground floor studio apartment, perfectly situated on Hamilton Road, TW8, a quiet residential road in the heart of Brentford.

Designed for smart contemporary living, this bright property features wooden flooring throughout the main living space and an integrated, full-size drop-down (Murphy) wall bed that transforms the room from a spacious daytime lounge into a cosy bedroom suite in seconds. When folded neatly away into bespoke cabinetry, it opens up a light-filled living and entertaining area. Complete with a fully fitted modern kitchen, a sleek modern shower room, and offered to the market chain free, this is a great opportunity for both first-time buyers and investors.

Hamilton Road sits in a hugely popular pocket of West London, balancing suburban charm with easy access into Central London and along the Thames.

Local Green Spaces: Residents are spoiled for choice with open parkland nearby. Boston Manor Park and Gunnersbury Park are both within easy reach for weekend runs or lazy afternoon strolls, while the picturesque Royal Botanic Gardens, Kew is just across Kew Bridge.

Waterside Lifestyle: A short walk brings you down to Brentford Lock and the historic River Brent towpaths, leading straight toward the Thames and local waterside dining options.

Cafes, Pubs & Dining: The area has a vibrant local food and drink scene. Choose from independent coffee spots like Sam's Larder or Verdict Bakery, or grab a pint at neighbourhood favorites like The Express Tavern, The Griffin, or The Weir Bar. The nearby Brentford Project development continues to bring exciting new artisanal bakeries, boutique cinemas, and riverfront restaurants to the area.

Transport Links:

National Rail: Brentford Station is just a 5 minute stroll (Zone 4) and provides direct Southwest Railway services into London Waterloo (~25 mins).

Underground: South Ealing and Northfields stations (Piccadilly Line) are nearby for direct access to Central London and Heathrow Airport.

Road & Bus Connections: Excellent bus routes serve Ealing, Kew, and Chiswick, while the nearby A4 / M4 provides quick road links out toward Heathrow or straight into Town.





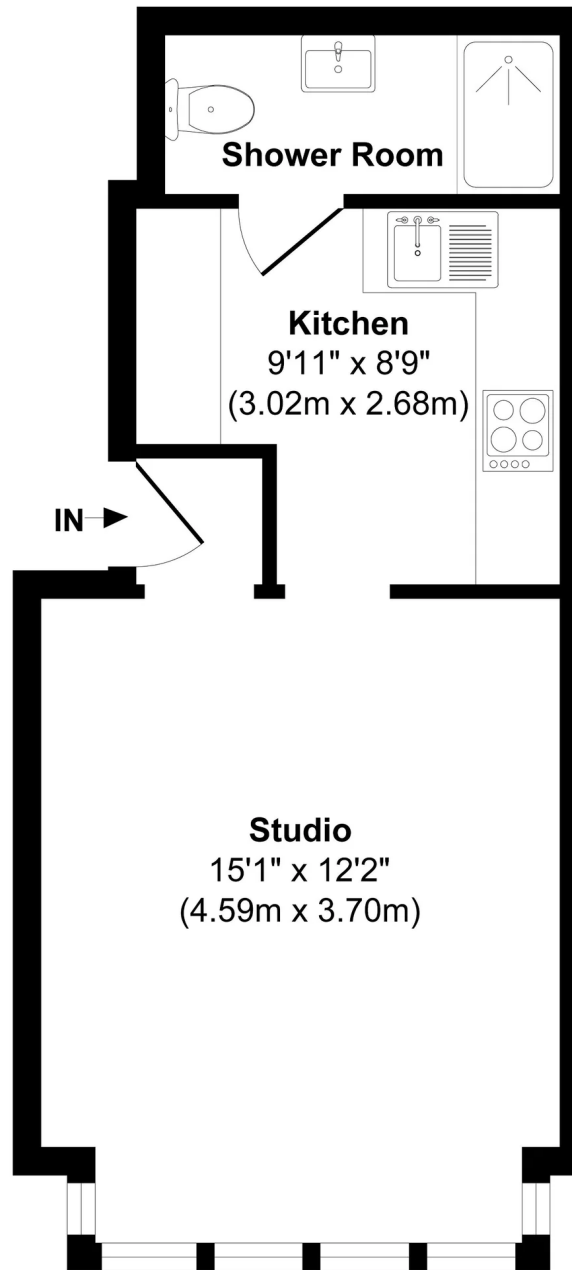
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Approx. Gross Internal Floor Area 310 sq. ft / 28.79 sq. m.

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